

Committee date	Tuesday 1 November 2022
Application reference Site address	22/00958/FULM - 94 – 96 Rickmansworth Road, Watford, WD18 7JJ
Proposal	Proposed demolition of the existing commercial buildings and the construction of 94 residential units, to include modifications to the existing access, the provision of 46 car parking spaces, 159 secure cycle spaces, landscaping, play area, community garden and refuse storage.
Applicant	Dendron Properties Limited
Agent	Wakelin Associates
Type of Application	Full Planning Permission
Reason for committee Item	Major Application
Target decision date	Thursday 3 November 2022
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Park

1. Recommendation

- 1.1 That planning permission be granted subject to conditions, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is currently in commercial use occupied by a company which produces pharmaceutical goods. It contains two large buildings surrounded by hardstanding. It is 0.8374 hectares in size and accessed from Rickmansworth Road.
- 2.2 The site is bordered by twenty-first century residential developments to the north and west. To the east is Metropolitan Station Approach, though this boundary is marked by a steep embankment lined with mature trees. To the south east at the junction of Metropolitan Station Approach and Rickmansworth Road is a commercial self-storage building. To the south are two storey houses fronting Rickmansworth Road.
- 2.3 The site is close to Watford's Metropolitan Line Underground Station and less than a mile from Watford Town Centre. The Local Plan has no designations for the site. The site is not within a Controlled Parking Zone, though the surrounding roads are marked with double yellow lines which prevent vehicles waiting or parking.

3. Summary of the proposal

3.1 Proposal

3.2 Proposed demolition of the existing commercial buildings and the construction of 94 residential units, to include modifications to the existing access, the provision of 46 car parking spaces, 159 secure cycle spaces, landscaping, play area, community garden and refuse storage.

3.3 Conclusions

3.4 The redevelopment of the commercial site to provide 94 flatted units is supported, providing high quality accommodation in an attractive setting, in an accessible location.

3.5 The offer of seven, three bedroom units for social rented affordable housing would provide the size and tenure of homes in greatest need in Watford.

3.6 The development would significantly improve the outlook from the neighbouring residential developments, causing no undue loss of amenity in terms of loss of light or privacy.

4. Relevant policies

4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

4.2 Paragraph 11 d) of the National Planning Policy Framework 2021 (NPPF) establishes the 'presumption in favour of sustainable development' and the principles of the 'tilted balance' that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

4.3 The Council scored below 75% in the most recent Housing Delivery Test results and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant site history/background information

5.1 Two pre-application submissions were undertaken prior to this application, one of which was subject to a Planning Performance Agreement (PPA). A series of meetings were held and written feedback was provided. The proposal evolved through the course of the PPA. Pre-application advice has also been sought from Hertfordshire County Council, the Highway Authority.

5.2 This proposal has been reviewed twice by Watford Borough Council's Place Shaping Panel (PSP). The panel were supportive concluding that only relatively small alterations were needed to deliver a high quality development. These changes included adjustments to the layout to improve outlook, softening the boundaries and designing in a potential future link to Metropolitan Station Approach Road. The PSP reports are attached to this report at Appendix 2 and Appendix 3.

5.3 Wakelin Associates, the agents for the applicant, undertook a public consultation at nearby Watford Boys Grammar School. The event was publicised in the Watford Observer and by posting flyers to surrounding addresses. The Statement of Community Involvement suggests that 43 individuals attended in total. The feedback was that residents were pleased that the proposals did not include a tower element. The main concerns were around car parking, traffic impacts and the amenity of neighbouring developments.

6. Main considerations

6.1 The main issues to be considered in the determination of this application are:

- (a) Principle of a residential development
- (b) Access
- (c) Layout, scale and design
- (d) Housing mix
- (e) Quality of accommodation
- (f) Affordable housing provision
- (g) Impact on amenity of adjoining residential properties
- (h) Transport, parking and servicing
- (i) Trees and biodiversity
- (j) Sustainability

(k) Section 106 and Community Infrastructure Levy (CIL)

6.2 (a) Principle of a residential development

Strategic Policy HO3.1 of the new Local Plan seeks provision for 13,328 new homes in Watford Borough for the period 2021 to 2038. This provision includes a windfall allowance of 2,217 units on sites that have not been specifically allocated within the Local Plan. The subject site is considered to be a windfall site. The site is brownfield land surrounded by residential developments, in close proximity to a key public transport node where the principle of residential development which contributes positively towards meeting local housing need and achieves sustainable development is supported.

6.3 (b) Access

The subject site has an isolated back land position with no street frontage. It is accessed by a 50 metre long access road between the residential dwelling at 96 Rickmansworth Road and the Blue Box Storage building at 1 Metropolitan Station Approach.

6.4 The applicant was encouraged to consider additional accessible pedestrian connections to Metropolitan Approach Road, which create a more direct link to the Metropolitan Line Underground Station. This is difficult to achieve as the residential development to the north and the steep tree lined embankment between the site and Metropolitan Station Approach are in different ownership which means such a link is only possible with consent from a neighbouring landowner. Were landowner consent granted on the embankment an accessible link would have to be around 60 metres in length which would result in the loss of mature trees. Nevertheless, the layout of the site does not preclude such a link in the future, if an agreement can be reached.

6.5 This proposal has focussed on improving the existing access road and the applicant has obtained ownership of the semi-detached property at number 96 Rickmansworth Road. Demolishing the garage and taking a strip of land from this property has enabled the width of the access road to be significantly widened to incorporate a 2 metre wide footway to the east and a line of trees to the west which creates a welcoming identifiable residential character. The junction with Rickmansworth Road would be widened and significantly improved with a bell mouth junction created. Hertfordshire County Council Highway Authority supported this in principle, though the exact details are currently being refined. These details and the works themselves would be subject to a separate agreement under the Highways Act.

6.6 (c) Layout, scale and design

Strategic Policy QD6.1 seeks to deliver high quality design across the borough. The borough is divided into 3 distinct areas – Core Development Area, Established Areas and Protected Areas - with a separate approach for each area. The application site is within an Established Area where the degree of change will be more limited than in the Core Development Area but is expected to result in a gentle uplift in the density of the area. Proposals should be led by the existing characteristics of the local area and should reinforce and where appropriate enhance the character of the area.

6.7 Policy QD6.2 gives more detailed design principles for new development including sustainable design, character and identity, built form, active frontages, connectivity and views. Policy QD6.4 builds on these policies and gives detailed design guidance on how these design principles can be achieved. Policy QD6.5 concerns building height and gives base building heights for the 3 Strategic Development Areas (which make up the Core Development Area) and those areas outside the Core Development Area. For areas outside the Core Development Area the base building height is 4 storeys.

6.8 The proposed layout of the site would be comprised of three blocks set around the perimeter of the site fronting a south facing central communal garden. All of the ground floor units have private front doors and front gardens whilst the units on the upper levels all use the communal entrances. Waste and cycle facilities are integral to the blocks and the position of the hardstanding for parking to the south of the site ensures the environment around the buildings is not compromised by vehicles or ancillary structures. In addition to the large central garden, shared amenity is provided in the form of a playground and a habitat garden. The private and communal areas within the site are clearly defined and the pedestrian footpaths are logically positioned relating to natural desire lines. The proposed layout with suitable lighting ensures a good level of security and natural surveillance throughout the site.

6.9 Adjoining the site to the north are three storey flatted developments known as Cornelius House and Madison Heights which are part of the wider Metropolitan Station Approach development which was granted planning permission in March 2003 where building heights range from three to seven storeys. Adjoining the site to the east are four storey flatted developments known as Gloucester Court and Knightsbridge Court which are part of the wider development of Observer Drive which was granted planning permission in September 2003. The proposed massing and pattern of development with three five storey blocks, all with their top storey set back integrates well into

this surrounding townscape of flatted development. The setback top storey of the proposed buildings reduces their bulk when seen from the surroundings while optimising the potential of the site.

6.10 The three buildings would all have a similar appearance, with a regular grid pattern and vertically aligned windows and balconies. Externally the buildings would be finished in textured white brick with contrasting grey and buff mortar. A bronze finish would be used for the windows and balustrades. This finish would give the development a contemporary appearance and a sense of cohesion and identity and which would work well in this back land location differentiating itself from similar neighbouring flatted developments.

6.11 (d) Housing Mix

The development would provide the following mix of accommodation:

- 35 x 1 bedroom units (37%)
- 45 x 2 bedroom units (48%)
- 14 x 3 bedroom units (15%)

6.12 Local Plan Policy HO3.2 seeks provision for at least 20% of the total number of residential units to be family-sized (at least three+ bedrooms). It is noted that this proposal is 5% under this requirement, however, this proposal has been evolving since June 2020 and the Local Plan was adopted after the application was submitted. On a transitional basis, the minor shortfall is accepted.

6.13 (e) Quality of Accommodation

Policy HO3.10 requires all new homes to meet or exceed the nationally described space standard and to comply with M4(2) of the Building Regulations relating to accessibility. All of the proposed units would meet the minimum floor space standard for the dwelling type proposed and are compliant with the Nationally Described Space Standards as required by this policy. The applicant has confirmed this will be achieved and this can be secured by condition.

6.14 The ground floor of all three buildings is entirely comprised of units with three bedrooms which suit occupancy by six persons. These units all benefit from private gardens and are all either dual or triple aspect. The first, second and third floors of the buildings have largely identical layouts. All of these units on these floors have recessed balconies which are at least 1.5 metres deep and greater than 5.5 square metres in footprint. The setback fourth floor of the buildings are also comprised of one and two bedroom units which have large terraces.

- 6.15 The development does include 34 single aspect units. These are comprised of one and two bedroom units which are towards the middle of all the buildings on the upper floors. Of these single aspect units six one bedroom units within Block B are north facing. The provision of north facing units are not ideal, however, the habitable rooms within these units have an Average Daylight Factor well in excess of the thresholds recommended within the BRE Guidance and all rooms have a clear unobstructed outlook.
- 6.16 (f) Affordable housing provision
Local Plan Policy HO3.3 requires developments to provide at least 35% affordable housing (by habitable room). This provision should include a minimum of 60% for social rent.
- 6.17 The applicant proposes 7 x 3 bedroom units for social rent. This equates to a provision of 11%. This contribution has been justified through the submission of a viability appraisal which assumes a developer's return of 8.8%, a figure well below the accepted threshold which is typically around of 15% to 20% of the Gross Development Value. The Council's Housing team welcome the provision of social rented homes, though note that the offer is below policy.
- 6.18 The viability appraisal has been subject to a detailed and robust viability review by Aspinall Verdi (AV), acting on behalf of the Council. AV have shown that the proposed scheme, with 7 x 3 bedroom units for social rent would be unviable generating a deficit of c. £1,456,000, if current assumptions hold true.
- 6.19 AV have recommended that the Council accepts the Applicant's offer and has recommended the inclusion of a viability review mechanism within any Section 106 agreement. This should be undertaken towards the end of the development to capture any uplift in viability as an additional contribution towards affordable housing.
- 6.20 (g) Impact on amenity of adjoining residential properties
The side elevation of Block A is positioned 19.2 metres at the closest point from the rear boundary of the gardens belonging to the properties fronting Rickmansworth Road. The closest building to building measurement exceeds 42 metres. Given these distances these two storey dwellings at numbers 96 to 112 Rickmansworth would suffer no significant loss of privacy, or overshadowing. This boundary is also defined by trees which are to be retained as part of this proposal.
- 6.21 The rear elevation of Block A is positioned 11 meters from the western boundary of the site, beyond which is Gloucester Court, a four storey flatted

development within the Observer Drive development. Gloucester Court is orientated perpendicular to the common boundary and set 1 metre away from the common boundary. This neighbouring building has no windows on the side elevation facing the site. The separation distance between the buildings is considered sufficient and the obtuse angle ensures no significant loss of privacy. Additional tree planting along this boundary would mitigate any loss of amenity and soften the impact of this neighbouring lank wall. Knightsbridge Court, another four storey flatted development within the Observer Drive development is set around 21.5 metres into the neighbouring site and 27.5 metres from the side elevation of Block B which contains only bathroom and secondary habitable room windows. The separation distance between clear glazed windows complies with section 7.3.16 of Watford's Residential Design Guide (RDG).

- 6.22 The rear elevation of Block B is 17.5 metres at the closest point from the rear elevation of Cornelius House, a three storey flatted development within the Metropolitan Station Approach development. At the closest point the separation distances of the buildings from the common boundary is approximately the same. This boundary is defined by tall mature trees and an embankment which slopes up around 1.5 metres to the Metropolitan Station Approach development. Given these circumstances the separation distance between the rears of these two flatted buildings is considered acceptable. Madison Heights another three storey flatted development within the Metropolitan Station Approach development has a side elevation which faces the side elevation of Block C at a distance of 13.4 metres at the closest point. This relationship between the side elevations which contain bathroom and secondary habitable room windows is considered acceptable.
- 6.23 Overall the three proposed buildings would be positioned largely within the footprint of the existing commercial buildings, though significantly further from the perimeter of the site. The existing factory buildings are large, up to around 10 metres in height with an industrial appearance. The proposed buildings have an overall massing which is significantly less than that of the factory buildings and an external appearance which would be much more in keeping with the residential surroundings. The proposed development would cause no significant harm to neighbouring amenity in terms of loss of light, privacy or outlook.
- 6.24 (h) Transport, parking and servicing
Policy ST11.4 seeks to encourage walking and cycling. The site has an accessible location close to Watford's Metropolitan Line Underground Station and bus stops on Rickmansworth Road. The site is less than a mile from Watford Town Centre.

- 6.25 Parking provision is provided at surface level for 46 vehicles along the south side of the site. Of these spaces 10 would have active electric vehicle charging facilities and 6 would be suitable for disabled persons with 2 spaces identified for potential car club use should this be supported by an operator. Changes to Building Regulations in June 2022 would require all 46 car parking spaces to have active electric vehicle charging facilities. Policy ST11.5 of the Local Plan sets a maximum provision of 1 space per dwelling. The proposed parking ratio of 0.49 spaces per unit is within these maximum standards and considered appropriate given the accessible location and the alternative sustainable transport options available. Swept path diagrams have been provided which demonstrate that larger vehicles, including fire appliances would be able to manoeuvre and turn within the site.
- 6.26 Secure cycle parking is provided within each of the three blocks, totalling 159 cycle spaces. This is accessed through the main entrance to each of the blocks, to the rear of the buildings. An additional 6 visitors spaces are provided by Sheffield stands located at the entrances to each the blocks. The cycle parking provision accords with Local Plan Policy ST11.4.
- 6.27 The trip generation compared to the existing unrestricted commercial use would have a negligible impact on the local highway network. The Highway Authority have raised concerns with the proposed access from Rickmansworth Road, specifically with the tight radius of the junction and the ability for drivers to enter and egress the junction simultaneously. The final details of the junction design would need agreement with the Highway Authority as part of an agreement under the Highways Act 1980. It should be acknowledged that the existing arrangement where large lorries frequently enter and egress the site blocking both carriageways is not ideal.
- 6.28 To ensure the needs of future occupiers and encourage sustainable development details of car parking allocation and distribution are secured by condition. As part of the s106 agreement a financial payment to Hertfordshire County Council of £6,000 is required for the long term monitoring of a Travel Plan which further encourages sustainable travel options.
- 6.29 (i) Trees and biodiversity
Strategic Policy NE9.1 states that new development will be expected to demonstrate a positive impact on the natural environment. Appropriate measures include, inter alia, minimising the impacts on biodiversity and achieving a net gain, reducing the risk of flooding including surface water flood risk, protecting trees and encouraging native planting. Policy NE9.4 seeks to avoid and mitigate all forms of flood risk. Policy NE9.5 seeks to reduce the risk

of surface water flooding through the use of effective sustainable drainage systems. Policy NE9.8 seeks a biodiversity net gain of 10% or more through the use of the Defra Biodiversity Metric.

- 6.30 The site and surroundings do not contain any trees protected by a Tree Preservation Order (TPO) and there are none close to the perimeter of the site. The existing site which comprises large areas of hard surfacing and warehouse type structures has limited ecological value. That which does exist is limited to trees around the perimeter of the site.
- 6.31 This application includes a soft landscaping plan and statement which details significant additional planting throughout the central communal garden, the private rear gardens, the play area and the habitat garden. The position of trees throughout the site has been carefully considered to lessen the dominance of the hard landscaping and act a screen to neighbouring sites.
- 6.32 A biodiversity assessment has been undertaken in accordance with Policy NE9.8 the proposal would deliver a significant uplift in biodiversity across the site.
- 6.33 (j) Sustainability
Strategic Policy CC8.1 states that the Council will support proposals that help combat climate change and new development will need to demonstrate how it contributes positively towards this. Policy CC8.3 seeks to minimise the impact of new housing on the environment through energy and water efficiency measures. This includes a 19% improvement in carbon emissions over the target emission rate in the Building Regulations 2013 and a standard of 110 litres of water use per person per day.
- 6.34 The proposed buildings would be thermally resistant with low air permeability and low thermal bridging reducing reduce heat loss. The design seeks to reduce water consumption and the sustainable drainage measures reduce run off rates. The sustainability statement suggest that these measure would combine to provide a minimum carbon dioxide emissions saving of 73%, compared to the Building Regulations Part L 2013 baseline. This exceeds the 19% improvement sought by Local Plan Policy CC8.3. The water efficiency measures which accord with the technical standard for water efficiency of 110 litres per person, per day can be secured by condition.
- 6.35 The site is not within a flood risk area (Flood Zone 1) and also incorporates a surface water drainage system to manage surface water runoff and minimise the potential for flooding. This will result in a betterment in surface water runoff and is acceptable. This can be secured by condition.

- 6.36 A contamination investigation identified a single elevated concentration of arsenic in exceedance of the relevant generic screening criteria, asbestos was identified in three of the soil samples submitted for laboratory analysis. The Environmental Consultant has suggested that further exploratory holes are required post demolition and clearance and recommended that additional ground gas monitoring boreholes are installed to allow the ground gas regime to be confirmed. Based on this, Watford Borough Council' Contamination consultee has proposed suitable conditions.
- 6.37 (k) Section 106 and Community Infrastructure Levy (CIL)
The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted. The CIL charge applicable to the proposed development is £120 per m² (subject to indexation).
- 6.38 S.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements. The planning obligations for this development are set out in Section 8 of this report.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment	Response
Environment Agency	Response noted that the site is within a vulnerable ground water area. Advice issued.	Noted.
Hertfordshire Constabulary Crime Prevention Design Service	Satisfied that the development is be built to the police's security standards "Secured by Design".	Development would comply with these standards.

Hertfordshire County Council Ecology	No response received.	None
Hertfordshire County Council Flood Authority	No response received.	None.
Hertfordshire County Council Growth and Infrastructure	No response received.	Development would be CIL liable.
Hertfordshire County Council Highways	Concern raised around junction, though no objection in principle. S106 suggested for Travel Plan.	Noted. Design of junction covered by agreement with Highways Authority.
Hertfordshire County Council Minerals and Waste	General comments made. No objection.	Noted.
Thames Water	No objection.	Noted.

7.2 Internal Consultees

Name of Statutory Consultee / Other Organisation	Comment	Response
Watford Borough Council Arboricultural Officer	No objection subject to an Arboricultural Impact Assessment and Arboricultural Method Statement.	Noted.
Watford Borough Council Environmental Health	Conditions proposed to address contamination.	Noted.
Watford Borough Council Housing Service	Welcomed the affordable housing provision, though note that the offer is below policy and expect an independent review of the viability appraisal.	Noted.
Watford Borough Council Waste and Recycling	No objection.	Noted.

7.3 Interested Parties

Letters were sent to 88 properties in the surrounding area. 7 Responses were received. 6 were in objection and 1 was neutral raising. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Insufficient parking / increase in traffic	Parking provision is considered acceptable and the impact on the highway network is considered negligible. See section (h) the report which addresses Transport, parking and servicing.
Overdevelopment of area	The development makes effective use of a brownfield site and contributes to housing need in Watford. See section (a) of this report which relates to the principal of a residential development.
Design and layout of proposal	The development is considered to respond well to the context. See section (c) of the report which relates to Layout, scale and design.
Overlooking / overshadowing / loss of light and loss of privacy.	The development would cause no significant harm to neighbouring amenity. See section (g) of the report which relates to the Impact on amenity of adjoining residential properties.
Pressure on local services	The development is CIL (Community Infrastructure Levy) liable. This levy is used to help the local authority to deliver the infrastructure needed to support development in the area.
Housing Mix and lack of affordable housing	The development does provide social rented housing and has been subject to an independent viability review. See sections (e) and (f) of the report which relate to housing mix and affordable housing.
Anti-Social Behaviour	The proposal is not considered to give rise to anti-social behaviour. The development is to be built to the Hertfordshire Constabulary's security standards.
Disruption from construction	The Environmental Protection Act, the Control of Pollution Act and the Highway Act also control the matters of disruption raised.

8 Recommendation

Section 106 Heads of Terms

- (i) To secure 7 x 3 bedroom dwellings as Social Rented Affordable Housing;
- (ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project when actual build costs and sales

values of the flats are known. This shall allow financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus;

(iii) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site.

Conditions

1. Time Limit

The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

- DDD/22/LP01 Location Plan
- DDD/22/EX01 Existing Site Plan
- DDD/22/EX02 Existing Context Plan
- DDD/22/EX03 Existing Ground Floor Plan
- DDD/22/EX04 Existing First Floor Plan
- DDD/22/EX05 Existing Roof Plan
- DDD/22/EX06 Existing Sections
- DDD/22/EX07 Existing Elevations
- DDD/22/PL01C Proposed Site Plan
- DDD/22/PL02B Proposed Site Plan
- DDD/22/PL03B Proposed Site Plan with ground floor plan
- DDD/22/PL04A Demolition Plan
- DDD/22/PL05B Proposed Boundary and Hardstanding Plan
- DDD/22/PL06 Proposed Site Sections A-A, B-B
- DDD/22/PL07 Proposed Site Sections C-C, D-D
- DDD/22/PL08 Proposed Site Sections E-E, F-F
- DDD/22/PL09 Bin Store Drawing
- DDD/22/PL10A Proposed Floor Plans Block A - Ground & First
- DDD/22/PL11A Proposed Floor Plans Block A - Second & Third
- DDD/22/PL12A Proposed Floor Plans Block A - Fourth & Roof

- DDD/22/PL13A Proposed Elevations Block A
- DDD/22/PL14A Proposed Elevations Block A
- DDD/22/PL20 Proposed Floor Plans Block B - Ground & First
- DDD/22/PL21 Proposed Floor Plans Block B - Second & Third
- DDD/22/PL22 Proposed Floor Plans Block B - Fourth & Roof
- DDD/22/PL23 Proposed Elevations Block B
- DDD/22/PL24 Proposed Elevations Block B
- DDD/22/PL30A Proposed Floor Plans Block C - Ground & First
- DDD/22/PL31A Proposed Floor Plans Block C - Second & Third
- DDD/22/PL32A Proposed Floor Plans Block C - Fourth & Roof
- DDD/22/PL33A Proposed Elevations Block C
- DDD/22/PL34A Proposed Elevations Block C
- DDD/22/PL50 Proposed Materials and Detail Section
- DDD/22/V01 CGI- Aerial View
- DDD/22/V02 CGI- Site View 1
- DDD/22/V03 CGI- Site View 2
- 22-186-1BV2 Lighting Design
- LP/9496RRWH/020 B Landscape Plan
- LPPA/9496RRWH/030 A2 Landscape Plan Play Area
- 18150/TK02 Rev: F – Swept Path Analysis
- Acoustic Design Statement. Drafted by AIRO
- Arboricultural Report & Tree Protection Plan. Drafted by DCCLA
- Drainage Strategy. Drafted by JNP Group
- Sustainability Statement. Drafted by Abbey Consultants

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Contamination Remediation Scheme

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A supplementary investigation, based on the Phase I Geo-environmental Report (Report ref. M43466- JNP-XX-XX-RP-G-0001 P01) and the Phase II Geo-environmental Report (Report ref. M43466-JNP-XXXX-RP-G-0002 P01) prepared by JNP Group, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments. ii) The site investigation

results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies CC8.5 and NE9.5 of the Local Plan.

4. Contamination Verification Report

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies CC8.5 and NE9.5 of the Local Plan.

The above must be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

5. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 3, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies CC8.5 and NE9.5 of the Local Plan.

6. Materials

No external facing materials shall be installed on the building until:

- a. full details of the materials to be used for all the external surfaces have been submitted to and approved in writing by the Local Planning Authority; and
- b. sample panels have been constructed to show the typical facades including brickwork, window frames and glazing, and these have been made available for inspection and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policy QD6.4 of the Local Plan.

7. Water Efficiency

The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwelling has been completed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in the Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

Reason: To minimise the impact of the development on the environment, in accordance with Policy CC8.3 of the Watford Local Plan 2021-2038.

8. Accessible and adaptable dwellings

The development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to confirm that the dwelling hereby approved has been built to the Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4 (2): Accessible and adaptable dwellings.

Reason: To provide accessible housing, in accordance with Policy HO3.10 of the Watford Local Plan 2021-2038.

9. Highway Works

No dwelling shall be occupied until the modified access and egress arrangements from Rickmansworth as shown in principle on the approved drawings has been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with Policies ST11.4 and ST11.5 of the Local Plan.

10. Travel Plan

No dwelling shall be occupied until a detailed Travel Plan, based upon the Hertfordshire County Council document Framework Travel Plan and 'Hertfordshire Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall then be implemented in accordance with the approved scheme thereafter.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy ST11.6 of the Local Plan.

11. Bins and Bikes

No dwelling within each building of the development shall be occupied until the bin and bicycle storage areas has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

Reason: To ensure that adequate facilities exist for the future occupiers of the dwellings, in accordance with saved Policies QD6.4 and ST11.4 of the Local Plan.

12. Aerials and Satellite Dishes

No dwelling within each building of the development shall be occupied until details of any communal terrestrial television aerial(s) or satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the buildings, in accordance with Policy QD6.1 of the Local Plan.

13. Lighting

No dwelling shall be occupied until all external lighting as detailed in drawing number 22-186-1BV2 Lighting Design been completed.

Reason: In the interests of the visual appearance of the site, in accordance with Policy QD6.3 of the Local Plan.

14. Hard Landscaping

No dwelling shall be occupied until all hard landscaping as detailed in drawing number DDD/22/PL05 Proposed Boundary and Hardstanding Plan been completed.

Reason: In the interests of the visual appearance of the site, in accordance with Policy QD6.3 of the Local Plan.

15. Soft Landscaping

No later than the first available planting and seeding season after occupation of the development all soft landscaping and play equipment as detailed in drawing number LP/9496RRWH/020 B Landscape Plan and drawing number LPPA/9496RRWH/030 A2 Landscape Plan Play Area should be completed. Any trees or shrubs whether new or existing which become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, in accordance with Policy QD6.3 of the Local Plan.

16. Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the surface and foul water drainage strategy, reference: M43466-JNP-XX-XX-RP-C-0002 P01, drafted by JNP Group, Dated March 2022.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies NE9.4 and NE9.5 of the Local Plan.

17. Communications Equipment

For the avoidance of doubt, no communications development permitted by Classes A, B or C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall be undertaken on any of the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the buildings, in accordance with Policy QD6.2 of the Local Plan.

Informatives

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN915 – Highway Works – HCC agreement required